

Book 2007 Page 2547 Type 03 001 Pages 1
Date 6/22/2007 Time 3:03 PM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$135.20
Rev Stamp# 253 DOV# 262
LISA SMITH, COUNTY RECORDER
MADISON IOWA

INDX ✓
ANNO ✓
SCAN ✓
CHEK

#65,000.00

THE IOWA STATE BAR ASSOCIATION Official Form No. 103 - May 2006
Todd G. Nielsen
FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Return To: 211 N. Maple, Creston, IA 50801

Preparer: Todd G. Nielsen, 211 N. Maple St., Creston, IA 50801, (641) 782-7007

Taxpayer: Lee Junior Wheeler, 3346 Elmwood Ave., Lorimor, IA 50149



WARRANTY DEED - JOINT TENANCY

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration,
John F. Tunncliff and Ann F. Tunncliff, husband and wife

do hereby
Convey to Lee Junior Wheeler and Maxine A. Wheeler, husband and wife

as Joint
Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
Madison County, Iowa:

The Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section 35, Township 74 North,
Range 29, West of the 5th P.M., Madison County, Iowa

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

John F. Tunncliff (Grantor)

Dated: 6-15-07

Ann F. Tunncliff (Grantor)

STATE OF IOWA, COUNTY OF UNION

This instrument was acknowledged before me on 6-15-07, by John F. Tunncliff and Ann F. Tunncliff, husband and wife

BARBARA WITTSTOCK
Commission Number 709495
My Commission Expires 04/10

Notary Public